



REPORT TO THE HEARING EXAMINER

A. SUMMARY AND PURPOSE OF REQUEST

HEARING DATE: October 7, 2014

Project Name: Copperwood Preliminary Plat

Owner: Various (Exhibit 10)

Applicant: Barbara Rodgers; Quadrant Corp; 14725 SE 36th St, Suite 100; Bellevue, WA 98006

Contact: Wayne Potter; Novastar Development, Inc.; 18215 72nd Ave S; Kent, WA 98032

File Number: LUA14-000550, PP, ECF, MOD, CAE

Project Manager: Rocale Timmons, Senior Planner

Project Summary: The applicant is requesting SEPA Environmental Review, Preliminary Plat approval, and a street modification for a 47 lot subdivision. The subject property is a collection of eight parcels located on the south side of SE 2nd Place between Field Place SE and Hoquiam/143rd Ave SE. The applicant is requesting a concurrent Lot Line Adjustment (LUA14-000730) to three of the subject parcels, and an abutting parcel, in order to define the Preliminary Plat boundaries. The resulting 12.68-acre site is located within the Residential-4 dwelling units per acre (R-4) zoning classification. The 47 lots would result in a density of 4.44 dwelling units per acre. The applicant is proposing a small lot cluster due to critical areas on site for which R-8 development standards would be applied. Lot sizes would range from 4,996 square feet to 19,429 square feet. In addition to the 47 lots, 5 tracts are proposed for sensitive areas, storm drainage, open space and access. Access to the plat would be gained from SE 2nd Place via a new looped public street. The site currently contains six single family residences and several detached structures all of which all would be removed with the exception of one residence to be relocated to the proposed Lot 44. The site contains a Class 2/Class 3 stream (Maplewood Creek) and critical slopes (exceeding 40%). A stormwater pond is proposed within Tract B which would discharge into Maplewood Creek.

Project Location: 4905 SE 2nd Place/355 Field Place SE/4921 SE 2nd Place/312 Field PI SE/5001 SE 2nd Place/5013 SE 2nd Place/14217 SE 136th St

Site Area: 12.68 acres



Project Location Map

B. EXHIBITS:

- Exhibit 1: HEX Report
- Exhibit 2: Preliminary Plat Plan
- Exhibit 3: Landscape Plan
- Exhibit 4: Aerial Photo
- Exhibit 5: Revised Wetland, Fish and Wildlife Habitat Assessment (dated July 14, 2014)
- Exhibit 6: Wetland, Fish and Wildlife Habitat Assessment (dated May 27, 2014)
- Exhibit 7: Geotechnical Report (dated February 10, 2014)
- Exhibit 8: Drainage Report (dated June 2, 2014)
- Exhibit 9: Traffic Impact Analysis (dated May, 2014)
- Exhibit 10: Property Owner List
 - Public Comments
 - a. Muckleshoot Indian Tribe Fisheries Division (dated September 2, 2014)
 - b. Vuong (dated June 24, 2014)
 - c. Pilot (dated June 25, 2014)
 - d. Hageman (dated July 1, 2014)
- Exhibit 11:
 - e. Randall (July 22, 2014)
 - f. Willits (dated August 18, 2014)
 - g. Bulow (dated August 20, 2014)
 - h. Berg (dated August 29, 2014)
 - i. Berg II (dated September 2, 2014)
 - j. Menzel (dated September 2, 2014)
- Exhibit 12: Stream Buffer Averaging Plan
- Exhibit 13: Tree Retention Report (dated May 30, 2014)
- Exhibit 14: Tree Retention Plan
- Exhibit 15: Drainage Administrative Interpretation (CI-38)
- Exhibit 16: Small Lot Cluster Development Administrative Interpretation (CI-51)
- Exhibit 17: Lot Cluster Definition (CI-58)
- Exhibit 18: Transportation Concurrency Approval
- Exhibit 19: Copperwood LLA (LUA14-000730)
- Exhibit 20: School/Bus Stop Map
- Exhibit 21: SEPA Determination and Mitigation Measures (dated September 15, 2014)

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Various (Exhibit 10)
- 2. **Zoning Designation:** Residential – 4 du/ac (R-4)
- 3. **Comprehensive Plan Land Use Designation:** Residential Low Density (RLD)
- 4. **Existing Site Use:** Single Family Residential
- 5. **Neighborhood Characteristics:**

- a. **North:** SE 2nd St and Single Family Residential (City R-4 zone)
- b. **East:** 143rd Ave SE and Single Family Residential (County R-4 zone)
- c. **South:** Single Family Residential (County R-4 zone)
- d. **West:** Single Family Residential (County R-4 zone)
- 6. **Access:** Access to the plat would be gained from SE 2nd Place via a new looped public street.
- 7. **Site Area:** 12.68 acres

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5099	11/01/04
Zoning	N/A	5100	11/01/04
Annexation	N/A	5283	6/11/07
Lot Line Adjustment	LUA14-000730	N/A	Not yet completed

E. PUBLIC SERVICES:

- 1. **Utilities**
 - a. Water: This site is located in the Water District 90 water service boundary.
 - b. Sewer: The site is located in the city of Renton sewer service area. There is existing 8-inch sewer main in SE 2nd Place.
 - c. Surface/Storm Water: There is a 12-inch storm drainage pipe in SE 2nd Place.
- 2. **Streets**: There are partial street improvements (paving) existing along the frontage of the site. SE 2nd Place is a residential access street with an existing right-of-way width varying from 30 to 60 feet and 143rd Ave SE is also a residential access street with an existing 60 foot right-of-way width.
- 3. **Fire Protection**: City of Renton Fire Department

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

- 1. **Chapter 2 Land Use Districts**
 - a. Section 4-2-020: Purpose and Intent of Zoning Districts
 - b. Section 4-2-070: Zoning Use Table
 - c. Section 4-2-110: Residential Development Standards
 - d. Section 4-2-115: Residential Design and Open Space Standards
- 2. **Chapter 3 Environmental Regulations and Overlay Districts**
 - a. Section 4-3-050: Critical Areas Regulations
- 3. **Chapter 4 Property Development Standards**
- 4. **Chapter 6 Streets and Utility Standards**
 - a. Section 4-6-060: Street Standards

5. Chapter 7 Subdivision Regulations
6. Chapter 9 Procedures and Review Criteria
7. Chapter 11 Definitions

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element
2. Transportation Element
3. Community Design Element

H. FINDINGS OF FACT:

1. The applicant requested SEPA Environmental Review, Preliminary Plat, and a street modification approval for a 47-lot subdivision on April 25, 2014.
2. The subject property is a collection of eight parcels located on the south side of SE 2nd Place between Field Place SE (private road) and 143rd Ave SE. The site currently contains six single family residences and several detached structures all of which would be removed with the exception of one residence to be relocated to the proposed Lot 44.
3. The applicant is requesting a concurrent Lot Line Adjustment (LUA14-000730) to three of the subject parcels, and an abutting parcel, in order to define the Preliminary Plat boundaries. The resulting 12.68-acre site is located within the Residential-4 dwelling units per acre (R-4) zoning classification.
4. The 47 lots would result in a density of 4.44 dwelling units per acre.
5. The 12.68 acre site is in the Residential Low Density (RLD) Comprehensive Plan land use designation and the Residential 4 (R-4) zoning classification.
6. The project site is surrounded by existing large lot single family subdivisions (within the City of Renton and King County).
7. The proposed lots would range in size from 4,996 square feet to 19,429 square feet.
8. The following table identifies proposed approximate dimensions for Lots 1-47:

Lot #	Lot Size (sf)	Approx. Width	Approx. Depth	Lot #	Lot Size (sf)	Approx. Width	Approx. Depth
	<i>Min: 4,500 SF</i>	<i>Min: 50 feet</i>	<i>Min: 65 feet</i>		<i>Min: 4,500 SF</i>	<i>Min: 50 feet</i>	<i>Min: 65 feet</i>
Lot 1	7,363	62 feet	122 feet	Lot 25	5,000	50 feet	100 feet
Lot 2	6,134	50 feet	122 feet	Lot 26	5,000	50 feet	100 feet
Lot 3	6,134	50 feet	122 feet	Lot 27	6,060	61 feet	100 feet
Lot 4	6,133	50 feet	122 feet	Lot 28	5,899	61 feet	100 feet
Lot 5	6,133	50 feet	122 feet	Lot 29	5,000	50 feet	100 feet
Lot 6	6,133	50 feet	122 feet	Lot 30	5,000	50 feet	100 feet
Lot 7	6,132	50 feet	122 feet	Lot 31	5,000	50 feet	100 feet
Lot 8	6,132	50 feet	122 feet	Lot 32	5,000	50 feet	100 feet

Lot 9	6,132	50 feet	122 feet	Lot 33	5,000	50 feet	100 feet
Lot 10	7,114	53 feet	122 feet	Lot 34	5,000	50 feet	100 feet
Lot 11	7,340	60 feet	120 feet	Lot 35	6,000	60 feet	100 feet
Lot 12	6,000	60 feet	100 feet	Lot 36	6,055	61 feet	100 feet
Lot 13	6,000	50 feet	100 feet	Lot 37	4,996	52 feet	95 feet
Lot 14	5,000	50 feet	100 feet	Lot 38	7,705	54 feet	103 feet
Lot 15	5,000	60 feet	100 feet	Lot 39	5,000	50 feet	100 feet
Lot 16	6,000	60 feet	100 feet	Lot 40	5,000	50 feet	100 feet
Lot 17	6,255	60 feet	100 feet	Lot 41	5,000	50 feet	100 feet
Lot 18	7,520	62 feet	100 feet	Lot 42	5,000	50 feet	100 feet
Lot 19	5,876	61 feet	100 feet	Lot 43	5,000	50 feet	100 feet
Lot 20	6,000	60 feet	100 feet	Lot 44	19,429	150 feet	79-187 feet
Lot 21	5,000	50 feet	100 feet	Lot 45	6,176	62 feet	100 feet
Lot 22	5,000	50 feet	100 feet	Lot 46	5,733	64 feet	89 feet
Lot 23	5,000	50 feet	100 feet	Lot 47	8,278	64 feet	73 feet
Lot 24	5,000	50 feet	100 feet				

9. In addition to the 47 lots, 5 tracts are proposed for sensitive areas, storm drainage, open space and access. The plan includes the 3.55 acres (or 28.02%) of open space intended to meet the Small Lot Cluster requirements.
10. Access to the plat would be gained from SE 2nd Place via a new looped public street. Two dead end shared driveways would be extended from the new looped road to provide access to proposed Lots 11, 12, 38, 44, and Tract B. Proposed Lot 47 is proposed as a pipestem lot and proposed Lot 46 would be accessed directly from SE 2nd Place.
11. The applicant is requesting a street modification, from RMC 4-6-060, in order to eliminate the requirement for frontage improvements along 143rd Ave SE and the rearrangement of required improvements for portions of SE 2nd Place.
12. The applicant is proposing excavation in the amount of approximately 20,500 cubic yards which is anticipated to be balanced on site.
13. There are 272 significant trees on the site of which the applicant is proposing to retain 34 trees outside of the critical area and its buffer (Exhibit 14).
14. The applicant submitted a conceptual landscape plan which includes the installation of street trees within a proposed 8-foot planter along the SE 2nd Place frontage and the frontage of the internal road (Exhibit 3).
15. The site contains a Class 2/Class 3 stream (Maplewood Creek) and critical slopes (exceeding 40%). The applicant is proposing stream buffer averaging in the amount of approximately 1,718 square feet to be mitigated with buffer additions in the amount of approximately 3,652 square feet.

16. No impacts are proposed to the stream, and only minor impacts are proposed to the stream buffer, which would be addressed by buffer averaging and enhancement actions. The applicant is also proposing a stormwater outfall in the stream buffer necessitating a Critical Area Exemption.
17. The site can best be characterized as generally flat with a slight rise in the western most portion of the site and generally sloping toward the Maplewood Creek in the east which is located within a ravine. The project site has an average slope between 3% and 5%. However, elevation relief from the top of the ravine to the base of the stream is between 14 to 20 feet with grades of ranging from 50% to 70%.
18. A drainage plan and drainage report has been submitted with the application (Exhibit 8). The report addresses compliance with 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2.
19. The Planning Division of the City of Renton accepted the above master application for review on April 25, 2014 and determined the application complete on May 15, 2014. On June 27, 2014 staff determined additional information was necessary in order to proceed with review and the project was placed on hold. Supplemental materials were submitted by the applicant and on August 19, 2014 the project was taken off hold. The project complies with the 120-day review period.
20. Staff received comment letters from the Muckleshoot Indian Tribe Fisheries Division and surrounding property owners (Exhibit 11.a-i). Questions and concerns raised included: stream classification, presence of fish within the stream, stream buffer protection, stormwater quality, traffic, site distance, street modifications, erosion, privacy (trees and fencing), and density.
21. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on September 15, 2014, the Environmental Review Committee issued a Determination of Non-Significance - Mitigated (DNS-M) for the Coppewood Preliminary Plat (Exhibit 21). The DNS-M included six mitigation measures. A 14-day appeal period commenced on September 19, 2014 and ended on October 3, 2014. No appeals of the threshold determination have been filed as of the date of this report.
22. Based on an analysis of probable impacts from the proposal, the Environmental Review Committee (ERC) issued the following mitigation measures with the Determination of Non-Significance – Mitigated:
 1. All earthwork performed, implemented by the applicant, shall be consistent with the recommendations of the geotechnical report, prepared Terra Associates, Inc., dated February 10, 2014.
 2. The applicant shall provide a 50-foot horizontal setback distance from the edge of the maximum stored water elevation in the pond to the crest of the ravine slope. As an alternative to a setback the applicant may choose to line the pond with a flexible membrane liner to prevent seepage losses. The final drainage plan shall be submitted to, and approved by, the Plan Reviewer prior to construction permit approval.
 3. Site construction shall be restricted to the dry weather months (April 1st through September 30th).
 4. The final drainage report shall include a more detailed upstream, downstream, and potential erosion analysis. Per CORE requirement #2, a Level 2 downstream analysis is required to better understand erosion and possible concentration of runoff in erosion sensitive downstream bodies. The applicant should note that Level 3 flow control could be required as part of the Level 2 downstream analysis. A revised final drainage report and associated plans, based on the 2009 King County Surface Water Design Manual as amended by the City of Renton, is

- required to be submitted to the satisfaction of the Plan Reviewer prior to construction permit approval.
5. The applicant shall design the proposed drainage facility utilizing the Enhanced Basic Water Quality menu. A revised final drainage report and associated plans utilizing the Enhanced Basic water quality menu , based on the 2009 King County Surface Water Design Manual as amended by the City of Renton, is required to be submitted to the satisfaction of the Plan Reviewer prior to construction permit approval.
 6. The applicant shall be required to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two years by a qualified professional forester. The inspection/monitoring reports shall identify any retained trees that develop problems due to changing site conditions and prescribe mitigation.
23. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments have been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
24. The proposal requires Preliminary Plat Review. The following table contains project elements intended to comply with Subdivision Regulations, as outlined in RMC 4-7.

PRELIMINARY PLAT REVIEW CRITERIA:	
1. CONFORMANCE WITH THE COMPREHENSIVE PLAN:	
The site is designated Residential Low Density (RLD) on the Comprehensive Plan Land Use Map. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies if all conditions of approval are complied with:	
✓	Policy LU-151. Density should be a maximum of 4 du/acre on portions of the Residential Low Density [designated] land where [environmental] constraints are not extensive and urban densities are appropriate.
✓	Policy LU-157. Within the Residential 4 du/ac zoned area, allow a maximum density of 4 units per net acre to encourage larger lot development and increase the supply of upper income housing consistent with the City's Housing Element.
✓	Objective CD-C. Promote reinvestment in and upgrade of existing residential neighborhoods through redevelopment of small, underutilized parcels with infill development, modification and alteration of older housing stock, and improvements to streets and sidewalks to increase property values.
✓	Policy T-9. Streets and pedestrian paths in residential neighborhoods should be arranged as an interconnecting network that serves local traffic and facilitates pedestrian circulation.
Compliant if Conditions of Approval are Met	<p>Policy CD-13. Infill development should be reflective of the existing character of established neighborhoods even when designed using different architectural styles, and /or responding to more urban setbacks, height or lot requirements. Infill development should draw on elements of existing development such as placement of structures, vegetation, and location of entries and walkways, to reflect the site planning and scale of existing areas.</p> <p><i>Staff Comment: See Small Lot Cluster discussion below.</i></p>
2. COMPLIANCE WITH THE UNDERLYING ZONING DESIGNATION:	
The site is classified Residential 4 (R-4) on the City of Renton Zoning Map. RMC 4-2-110A provides	

development standards for development within the R-4 zoning classification. The proposal is consistent with the following development standards if all conditions of approval are complied with or as noted thusly:

<p>Compliant if Conditions of Approval are Met</p>	<p>Density: The allowed density range in the R-4 zone is a maximum of 4.0 dwelling units per acre. There is no minimum density requirement.</p> <p><i>Staff Comment:</i> The applicant is requesting a concurrent Lot Line Adjustment (LUA14-000730) to three of the subject parcels, and an abutting parcel, in order to define the Preliminary Plat boundaries. The resulting 12.68-acre site is located within the R-4 zoning classification. After subtracting 70,374 square feet for proposed right-of-way dedications; 8,709 square feet for access easements; and 12,111 square feet for critical areas; the net square footage of the site would be 461,289 square feet (10.58 net acres). The 47 lot proposal would arrive at a net density of 4.44 dwelling units per acre (47 lots / 10.58 acres = 4.44 du/ac), and when using the rounding provisions of the code (RMC 4-11-040) the density falls within the permitted density range for the R-4 zone. In order to ensure the proposed plat boundary does not change staff recommends, as a condition of approval, the applicant be required to record the Copperwood lot line adjustment (LUA14-000730) prior to Final Plat Recording.</p>
<p>Compliant if Conditions of Approval are Met</p>	<p>Small Lot Cluster: Pursuant to RMC 4-2-110D small lot clusters of up to a maximum of 50 lots shall be allowed within the R-4 zone, when at least thirty percent 30% of the site is permanently set aside as significant "open space" as defined in RMC 4-11-150 as modified by CI-58 (Exhibit 17). Such open space shall be situated to act as a visual buffer between small lot clusters and other development in the zone. Pursuant to RMC 4-2-110D, as modified by CI-51 (Exhibit 16) the percentage of open space required may be reduced to 20% of the site when:</p> <ol style="list-style-type: none">Public access is provided to open space; andIf critical areas are located on site, soft surface trails are provided within wetland their buffers pursuant to RMC 4-3-050; andAll portions of a site that are not dedicated to platted single family lots or a dedicated right-of-way shall be set in a separate tract and/or tracts to preserve existing viable stands of trees or other native vegetation. The tract may also be used as a receiving area for tree replacement requirements in accordance with RMC 4-4130H. Such tracts shall be shown and recorded on the face of the plat to be preserved in perpetuity. Such tracts may be included in contiguous open space for the purposes of qualifying for small lot clustered development. Where trees are removed, they shall be replaced in accordance with RMC 4-4-130H. <p><i>Staff Comment:</i> The applicant has requested small lot clustering in order to utilize the R-8 zone lot development standards. The project development plan proposes 3.55 acres (28.02% of the site) in native and passive open space to meet the Small Lot Cluster requirements. A portion of this open space surrounds the proposed storm pond (wet pond) (Exhibit 2). Additional areas include a 25-foot wide open space tract along the western perimeter and the provision of a pedestrian pathway within the stream buffer (Exhibit 2). Public access is proposed in these open spaces. Staff is in support of the lot clustering proposal if recommended conditions of approval are met.</p> <p>The properties surrounding the subject site are single-family residences and are designated R-4 on the City and County zoning maps. The proposal is similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code, which encourage residential infill development. However, the proposed development is abutted by</p>

	<p><i>less intense/larger neighboring properties to south and east of the site.</i></p> <p><i>Public comments were received related the removal of existing vegetation's potential negative impact on privacy for adjacent and abutting properties (Exhibit 11.g). Neighboring property owners have historically enjoyed a large separation between homes as well as views of the natural vegetation on the subject site. While the applicant is proposing to retain 30% of the trees on site this would still result in the elimination of 238 trees on site (Exhibit 14). The removal of such a large tree canopy, and the construction of small lot clustered development, would alter views in the immediate vicinity enjoyed by property owners larger abutting lots.</i></p> <p><i>The retained stream, and buffer, is situated to act as a visual buffer between the small lot cluster and development to the east. The proposed 25 foot wide open space tract along the western perimeter of the site would also serve as a visual buffer between the small lot cluster and development to the west (Exhibit 2). There is no buffer visual buffer proposed between small lot cluster and the existing large lot development to the south.</i></p> <p><i>The City's landscaping requirements (RMC 4-4-070) are intended to, among other things, address: needs for an increase in privacy and protection from visual or physical intrusion; the maintenance and protection of property values; and generally the enhancement of the overall image and appearance of the City and quality of life for its citizens. The use of visual landscaped buffers along the perimeter of the site, not encumbered by critical areas, would assist to provide compatibility with, and privacy for those larger lots surrounding the subject site (Exhibit 4). It is not the intent of City's landscaping regulations that rigid and inflexible design standards be imposed, but rather minimum standards be set. Higher standards can be substituted as long as fencing and vegetation do not exceed height limits specified in RMC 4-4-040. Given the aesthetic/privacy impacts of the proposed development on less intense neighboring properties staff recommends additional trees be planted within the provided 25-foot open space tract along the western border of the site, specifically the planting of additional trees to replace removed trees within the tract that have been considered dead, diseased or dangerous (Exhibit 13). Additionally, the applicant shall be required to plant two conifer trees, per lot, along the southern perimeter of the site. These shall be placed into an easement identifying the requirement for retention of the trees in perpetuity, if removed such trees shall be replaced at a 1:1 ratio. Such landscaping or landscape plus fencing shall be, at a minimum, 6-feet high at maturity and at least 50% sight-obscuring. Existing healthy mature trees which are located within the 25-foot wide open space tract shall be maintained and protected during construction unless determined by an Arborist that such tree is dead, diseased, or dangerous. A revised landscape plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.</i></p> <p><i>Staff also recommends, as a condition of approval, open space tracts shall be shown and recorded on the face of the plat to be preserved in perpetuity.</i></p>
✓	<p>Lot Dimensions: The minimum lot size permitted in the R-4 zoning designation is 8,000 square feet. A minimum lot width of 70 feet is required for interior lots and 80 feet for corner lots. Lot depth is required to be a minimum of 80 feet. For a small lot cluster development in the R-4 zone, R-8 lot dimension standards would apply. Therefore the minimum lot size permitted is 4,500 square feet in area. A minimum lot width of 50 feet is required for interior lots and 60 feet for corner lots. Lot depth is required to be a minimum of 65 feet.</p> <p>Staff Comment: As demonstrated in the table above (Finding 8), all lots meet the</p>

	<p>requirements for minimum lot size, depth, and width as outlined in RMC 4-2-110A.</p>
✓	<p>Setbacks: Setbacks in the R-4 zone are the following: front yard is 30 feet; a side yard along the street is 20 feet; interior side yard is 5 feet; the rear yard is 25 feet. For small lot cluster developments in R-4 zone, R-8 setback standards apply. The required setbacks are as follows: front yard is 15 feet for the primary structure and 20 feet for an attached garage; interior side yard is 5 feet; side yard along a street is 15 feet for the primary structure and 20 feet for an attached garage; and the rear yard is 20 feet.</p> <p><u>Staff Comment:</u> The proposed lots appear to contain adequate area to provide all the required setback areas. Compliance with building setback requirements would be reviewed at the time of building permit review. In order to ensure the appropriate clustered setbacks are applied appropriately at the time of building permit staff recommends, as a condition of approval, the applicant place on the face of the plat a covenant noting the R-8 zone setbacks apply to the development. The covenant shall be recorded concurrently with the Final Plat.</p> <p>The site currently contains six single family residences and several detached structures all of which are proposed to be removed with the exception of one residence to be relocated to proposed Lot 44. Staff recommends, as a condition of approval that all structures proposed for removal or relocation be demolished and/or relocated and all inspections complete prior to Final Plat approval.</p>
Compliance not yet determined	<p>Building Standards: Building height is restricted to 30 feet and 2-stories. Detached accessory structures must remain below a height of 15 feet and one-story. The allowed building lot coverage for lots over 5,000 SF in size in the R-4 zone is 35 percent or 2,500 SF, whichever is greater. The allowed impervious surface coverage is 55 percent.</p> <p><u>Staff Comment:</u> The building standards for the proposed lots would be verified at the time of building permit review.</p>
Compliant if Condition of Approval is Met	<p>Landscaping: Ten feet of on-site landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways per RMC 4-4-070. Such landscaping shall include a mixture of trees, shrubs, and groundcover as approved by the Department of Community and Economic Development</p> <p><u>Staff Comment:</u> As proposed the conceptual landscape plan does not comply with the 10-foot wide on-site landscape requirement (Exhibit 3). Therefore staff recommends, as a condition of approval, the applicant be required to submit a revised landscape plan, depicting a 10-foot wide on-site landscape strip for all lots. The final detailed landscape shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval. Such landscaping shall include a mixture of trees, shrubs, and groundcover as approved by the Department of Community and Economic Development. See additional discussion under Small Lot Cluster.</p>
Compliant if Condition of Approval is Met	<p>Parking and Loading: Pursuant to RMC 4-4-080 each unit is required to accommodate off street parking for a minimum of two vehicles. The maximum width of single loaded garage driveways shall not exceed 9 feet and double loaded garage driveways shall not exceed 16 feet.</p> <p><u>Staff Comment:</u> Sufficient area exists, on each lot, to accommodate off street parking for a minimum of two vehicles. Compliance with driveway requirements would be reviewed at the time of building permit review.</p> <p>The proposal includes direct access to SE 2nd Place for proposed Lot 46. Shared driveways are encouraged when feasible as they reduce the number of curb cuts along individual streets</p>

and improve safety and reduce congestion while providing for additional on-street parking opportunities. There appears to be an opportunity to provide shared access to proposed Lots 46 and 47 with required revisions to access for proposed Lot 47 (see Residential Lot discussion below). Therefore staff recommends the applicant eliminate access directly from SE 2nd Place for proposed Lot 46. As an alternative the applicant may provide shared access to Lot 46 via the internal looped road. The revised plat plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval. Should the revised plat plan result in an additional access easement/right-of-way dedication the applicant shall be required to submit a revised density worksheet demonstrating compliance with the density requirements of the R-4 zone.

3. CRITICAL AREAS: The proposal is consistent with critical area regulations as stated in RMC 4-3-050 if all conditions of approval are met:

**Compliant if
Conditions of
Approval are
Met**

The applicant submitted a Wetland, Fish and Wildlife Habitat Assessment (Exhibit 6), prepared by Soundview Consultants (dated May 27, 2014). The report identified one stream (Maplewood Creek) on the eastern side of the property. Maplewood Creek is classified as a Class 3 non-salmonid-bearing perennial stream pursuant to the City's Stream Classification Map. The onsite segment of the tributary is approximately 755 feet (combined) long flowing north to south in the eastern most portion of the parcel. The stream leaves the site and turns west. North of the culvert under SE 2nd Place, Maplewood Creek is identified as a Class 4 waterbody. The report also states that salmonid species are not present until further downstream.

In the northern portion of the subject property, the stream is low-gradient with gently-sloping banks; however, in the southern portion of the property, the channel is located in a ravine with steeply sloped banks and several natural fish passage barriers. Onsite, the buffer consists of deciduous riparian forest with a canopy dominated by black cottonwood and red alder. Some areas of the understory include native shrubs, primarily salmonberry, but many areas are dominated by Himalayan blackberry and other non-native invasive species. Portions of the offsite buffer are modified with moderate to high density development on adjacent properties to the east. In addition, a gravel driveway and piles of yard waste and debris are located in onsite areas of the western portion of the buffer associated with adjacent single-family residences and maintained neighboring yards.

The report also notes an artificially constructed swale with emergent wetland vegetation also found onsite draining into the onsite creek. The swale is documented to have been constructed in 1993 as a landscape and drainage feature and the report states the wetland is not regulated by the City of Renton.

A comment letter was received by Muckleshoot Indian Tribe Fisheries Division with comments regarding the presences of salmonid species in addition to concerns for water quality (Exhibit 11.a). The comment letter identified fishes below a natural fish passage barrier in the southeast corner of the subject site.

Following the receipt of comments from the Muckleshoot Indian Tribe Fisheries Division the applicant conducted a site visit in order to investigate for the presence of fish habitat. A revised Wetland, Fish and Wildlife Habitat Assessment (dated July 14, 2014) was submitted verifying fishes below a natural fish passage barrier necessitating the reclassification of this reach as a Class 2 salmonid-bearing stream (Exhibit 5). The report states there are several natural fish barriers within the onsite stream reach between the Class 2 and Class 3 waters.

As a Class 2 and Class 3 stream, Maplewood Creek requires a buffer width of 100 feet and 75

feet, respectively. The reclassification of the stream as a Class 2 salmon-bearing stream required revisions to the buffer management recommendations in order to address increased buffer requirements.

No impacts are proposed to the stream, and only minor impacts are proposed to the stream buffer, which would be addressed by buffer averaging and enhancement actions. The applicant is proposing a stormwater outfall in the stream buffer necessitating a Critical Area Exemption. The applicant is also proposing a pervious walking trail in the outer buffer, minor grading actions (approximately 3,000 square feet) within the stream buffer, and a minor buffer reduction via buffer averaging in the southeast corner of the site. Any impacts associated with the installation of the outfall, trail, minor grading, and buffer averaging would be mitigated for through non-compensatory enhancement actions.

Buffer Averaging: Buffer width averaging may be allowed by the Administrator only where the applicant demonstrates all of the following criteria pursuant to RMC 4-3-050L.5.d:

- a. The water body and associated riparian area contains variations in ecological sensitivity or there are existing physical improvements in or near the water body and associated riparian area; and
- b. Buffer width averaging will result in no net loss of stream/lake/riparian ecological function; and
- c. The total area contained within the buffer after averaging is no less than that contained within the required standard buffer width prior to averaging; and
- d. The proposed buffer standard is based on consideration of the best available science as described in WAC 365-195-905; or where there is an absence of valid scientific information, the steps in RMC 4-9-250F are followed.

The proposed buffer averaging plan decreases the buffer by approximately 1,730 square feet to be averaged by 3,172 square foot buffer increase for a net increase in the overall buffer area on the site by 1,442 square feet (Exhibit 12). With buffer averaging and minor buffer enhancement and restoration measures, the modified Class 2 and 75-foot Class 3 buffers are anticipated to be more than adequate to protect stream functions. The existing buffer onsite is degraded by the dominance of invasive Himalayan blackberry, the presence of yard waste and debris piles, and a gravel driveway. The dense blackberry and yard waste piles keep emergent vegetation suppressed near the stream channel thus causing increased runoff and erosion to limit water quality functions within the buffer. The proposed project would substantially improve stream buffer functions including enhanced wildlife habitat and improvements to water quality functions by establishing a highly structured native plant community and constructing a protective fence with signage to prevent continued disturbance of buffer areas.

Implementation of effective restoration and enhancement measures would also help ensure that water quality and fish and wildlife habitat functions would be improved from its current state. Therefore, staff is in support of the requested stream buffer averaging proposal if all conditions of approval are met. Staff recommends, as a condition of approval, the applicant submit a Final Stream Mitigation Plan for impacts (tight-lining of drainage system, trail, and buffer averaging) to the critical area buffer. The Final Mitigation Plan shall be submitted to, and approved by, the Current Planning Project Manager prior to utility construction permit approval. The applicant shall also establish a Native Growth Protection Easement over that part of the site encompassing the stream and buffer area and place fencing and signage along the outer buffer edge which would include the buffer edge along the west side of 143rd

	<p>Ave SE.</p> <p><u>Critical Area Exemption:</u> The revised Wetland Determination report (Exhibit 5) discusses a permanent buffer impact to Wetland E. The Tiffany Park project will require the extension of SE 18th St. The City's Complete Street Standards (RMC 4-6-060) would require the extension to be 1.5 feet wider than the existing right-of-way. In order to construct the new portion of SE 18th St to current standards a very minor portion of Wetland E buffer would be impacted. The impact totals 14 square feet of new buffer impact and results in a wetland buffer width of less than 25 feet. Wetland E's standard 25-foot buffer has been impacted (cleared, graded, and paved) from the past construction of SE 18th St and the adjacent sidewalk. Existing buffer impact is estimated to be approximately 219 square feet.</p> <p>The Renton Municipal Code has an exemption allowance for new surface water discharges to streams from detention facilities provided, the discharge meets the requirements of the Storm and Surface Water Drainage Regulations (RMC 4-6-030); will not result in significant adverse changes in the water temperature or chemical characteristics of the stream; and there is no increase in the existing rate of flow (RMC 4-3-050C.5.d.i).</p> <p>Staff is in support of the requested Critical Area Exemption subject to the following condition of approval: The applicant shall be required to submit a Final Mitigation Plan demonstrating compliance with the discharge meets the requirements of the Storm and Surface Water Drainage Regulations (RMC 4-6-030); will not result in significant adverse changes in the water temperature or chemical characteristics of the stream; and there is no increase in the existing rate of flow (RMC 4-3-050C.5.d.i). The Final Mitigation Plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.</p>
4. COMMUNITY ASSETS: The proposal is consistent with the following community asset requirements if all condition of approval are complied with:	
✓	<p>Tree Retention: RMC 4-4-130 states thirty percent of the trees shall be retained in a residential development.</p> <p><u>Staff Comment:</u> The majority of the site has been cleared and developed with single family residences. Most of the vegetated areas are dominated by landscaped areas and mowed lawn. The species found on site include Douglas fir, bigleaf maple, Scouler's willow, red alder, Pacific madrone, cherry species, cypress species, vine maple, Katsura tree, Hinoki cypress, European white birch, western red cedar, flowering plum, western white pine, Colorado blue spruce, black cottonwood, honey locust, and western hemlock. The understory primarily consists of Salmonberry, vine maple, western hazelnut, salal, Oregon grape, and Pacific blackberry.</p> <p>The applicant submitted a Tree Protection Report prepared by Washington Forestry Consultants, Inc. (dated August 8, 2014) (Exhibit 13). There are a total of 272 trees located on site. The applicant is required to retain 30 percent of the trees located on site that are not located within critical areas, proposed rights-of-way and access easements. Of the 272 trees located on site 160 trees would be excluded from the tree retention requirements. The provided tree retention worksheet indicates 69 trees are considered dead diseased or dangerous, 27 trees are located within proposed public streets/private access easements, and 64 trees are located within critical areas and their buffers. Therefore, the applicant would be required to retain at least 34 trees on site. The applicant has proposed to retain 34 trees outside of the critical area and its associated buffer thereby complying with the Tree Retention requirements of the code (Exhibit 14).</p>

	<p>The provided Tree Retention Report includes a specific recommendations for inspection of retained trees after initial clearing, final grading, and annually for two years by a qualified professional forester to identify those retained trees that develop problems dues to changing site conditions and prescribe mitigation (Exhibit 13). The Environmental Review Committee issued a mitigation measure requiring the applicant to provide tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two years by a qualified professional forester (Exhibit 21).</p> <p>The applicant also provided a conceptual landscape plan as part of the Preliminary Plat submittal which included the planting of 45 trees on site (see additional discussion under Landscaping and Small Lot Cluster).</p>
<p>5. COMPLIANCE WITH SUBDIVISION REGULATIONS: RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:</p>	
<p>Compliant if Conditions of Approval are Met</p>	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><u>Staff Comment:</u> The development fronts onto SE 2nd Place, a residential access street, just west of 143rd Ave SE. Linkages, including streets, sidewalks, pedestrian or bike paths, shall be provided within and between neighborhoods when they can create a continuous and interconnected network of roads and pathways. The site is within close proximity to King County Metro Routes #111 (along Jericho Ave SE and SE 2nd Place) and #908 (dial-a-ride).</p> <p>The proposal includes 1,226 linear feet of public roadway (with utilities) improvements in order to provide access to proposed lots.</p> <p><u>Level of Service:</u></p> <p>The applicant submitted a Traffic Impact Analysis prepared by TranspoGroup, dated May, 2014 (Exhibit 9). The report states that the proposed development would generate approximately 390 net new daily trips. During the weekday AM peak hour, the project would generate approximately 31 net new trips (8 inbound and 23 outbound). During the weekday PM peak hour, the project would generate approximately 41 net new trips (26 inbound and 15 outbound).</p> <p>The report also analyzed the level of service at the following intersections: NE 4th St/Jericho Ave NE, SE 2nd Place/Hoquiam Ave SE, and SE 2nd Place/Jericho Ave SE. The traffic study states that these intersections will continue to operate at an acceptable level of service.</p> <p><u>Sight Distance:</u></p> <p>Staff received comments from interested parties concerning the existing SE 139th Ave and SE 2nd Place intersection specifically related to sight distance concerns (Exhibit 11.h). City staff conducted an analysis of the intersection and determined a STOP sign is needed at the intersection in order to address horizontal sight distance. Additionally, staff has concluded due to the vertical curve in the street there is a visibility concern and that an intersection warning sign on the north side of SE 2nd Place is necessary to warn west bound traffic of the SE 139th Ave and SE 2nd Place intersection. While the proposed project will increase traffic at this intersection the site distance issues at this intersection are existing and were determined to not be the responsibility of the applicant for complete mitigation. Therefore, the City of Renton Transportation Department is planning on providing the necessary improvements to this intersection.</p>

Increased traffic created by the development would be mitigated by payment of transportation impact fees. Currently this fee is assessed at \$1,430.72 per new single-family home and will increase January 1, 2015 to \$2,143.70. The fee, as determined by the Renton Municipal Code at the time of building permit issuance shall be payable to the City.

Frontage Improvements:

All abutting rights-of-way and new rights-of-way dedicated as part of the plat, including streets, roads, and alleys, shall be graded to their full width and the pavement and sidewalks shall be constructed as specified in the street standards. All internal and frontage roads are required to meet street standards pursuant to RMC 4-6-060. The internal public streets have been proposed with a right-of-way width of 53 feet which meets the City's complete street requirements for residential access streets. Pavement width of 26 feet, 0.5 foot wide curbs, 8 foot wide landscaped planters (on both sides of the street), 5 foot wide sidewalks (on both sides of the street), drainage improvements, and street lighting are required. The applicant is not proposing any modifications for the internal road network. However, the applicant is requesting a street modification, from RMC 4-6-060, in order to eliminate the requirement for frontage improvements along 143rd Ave SE and the rearrangement of required improvements for portions of SE 2nd Place.

SE 2nd Place- The existing right of way varies from 30 to 60 feet. Pursuant to RMC 4-6-060 the required right-of-way width is 53 feet however given the existing 60 feet the applicant is proposing dedications which would provide a 60-foot right-of-way width for SE 2nd Place. This would allow for 26 foot of pavement, 5-foot sidewalk, 8-foot landscape planter strip, 0.5 foot curb on the south side of the street. The modification request for SE 2nd Place is to solely allow for the rearrangement of required improvements for a small portion of SE 2nd Place to construct the sidewalk adjacent to the curb (Exhibit 2) as opposed to having a landscape planter in between the curb and the sidewalk. The request is being made in order to reduce impacts to Maplewood Creek where it enters into the site.

Section 4-4-080.F.10.d allows the Administrator to grant modifications from the street standards for individual cases, provided the modification meets the following criteria (pursuant to RMC 4-9-250.D.2):

- a. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment; and

Staff Comment: Near the intersection of the NE 2nd Place and 142nd Ave SE, Maplewood Creek crosses SE 2nd Place via a 48-inch culvert. The applicant is requesting to locate the required sidewalk at the back of the curb in order to avoid impacts to the stream and buffer at the crossing. If the required landscape planter were provided, abutting the curb, an extension of the culvert would be necessary in addition to the import of fill to support the structure. A reduction in impacts to the onsite stream, via the requested modification, while still providing code required improvements would meet the objectives and safety, function, appearance, environmental protection intended by the Code requirements. However, the rearrangement of improvements should be limited to the extent of the stream and its buffer.

- b. Will not be injurious to other property(ies) in the vicinity; and

Staff Comment: The proposed rearrangement of street improvements is not

anticipated to have an impact on surrounding properties within the vicinity.

- c. Conform to the intent and purpose of the Code; and

Staff Comment: See discussion under criterion "a".

- d. Can be shown to be justified and required for the use and situation intended; and

Staff Comment: See discussion under criterion "a".

- e. Will not create adverse impacts to other property(ies) in the vicinity.

Staff Comment: See discussion under criterion "b".

Staff is in support of the SE 2nd Place street modification if the following recommended condition of approval is met: The applicant shall revise the SE 2nd Place cross section to transition to the code required street standard (landscaping in between the sidewalk and the curb) at the eastern boundary of the Maplewood Creek buffer. The revised street cross section shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.

143rd Ave SE – The existing right of way width is 60 feet. Pursuant to RMC 4-6-060 the required right-of-way width is 53 feet however given the existing 60 feet the applicant is proposing leave the right of way width as is. However, a modification, along 143rd Ave SE, is being requested due to the location of Maplewood Creek and if improvements are constructed along the west side of 143rd Ave SE (as required per code) the stream would need to be piped.

Section 4-4-080.F.10.d allows the Administrator to grant modifications from the street standards for individual cases, provided the modification meets the following criteria (pursuant to RMC 4-9-250.D.2):

- a. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment; and

Staff Comment: The applicant contends that the presence and protection of critical areas located within the 143rd Ave SE right of way would be better served if the proposal did not include full street improvements along the frontage of the site. If the required improvements were provided the creek would be required to be placed within a culvert and the import of fill would be necessary to support the structure. Staff concurs the requested modification meets the objective and safety of the code requirements if the required split rail fence is provided along the eastern boundary of the buffer/open space tract to provide a clear distinction from the existing drive aisle and the stream's buffer.

- b. Will not be injurious to other property(ies) in the vicinity;

Staff Comment: The absence of street improvements would not be injurious to the surrounding property owners and can be shown to be justified for the situation intended. The portions of the subdivision located west of the existing 143rd Ave. SE right-of-way would be preserved in an open space tract (Tract A). Vehicular access would not be anticipated from the subdivision directly to 143rd Ave. SE nor would additional pedestrian walking routes be anticipated along this right-of-way as a result of the sub-division. As such, the approval of such a modification would maintain the existing condition for the properties in the vicinity.

	<p>c. Conform to the intent and purpose of the Code; <i>Staff Comment: See discussion under criterion "a".</i></p> <p>d. Can be shown to be justified and required for the use and situation intended; and <i>Staff Comment: See discussion under criterion "a".</i></p> <p>e. Will not create adverse impacts to other property(ies) in the vicinity. <i>Staff Comment: See discussion under criterion "b".</i></p> <p><i>Staff is in support of the 143rd Ave SE street modification if the following recommended condition of approval is met: The applicant shall be required to place a split rail fence along the eastern boundary of the critical area/open space tract adjacent to the modified 143rd Ave SE street.</i></p> <p><i>Internal Access: Internal access is proposed via a new limited residential access road (Road A) which terminates in a hammerhead turnaround. The proposed internal road right of way width of 47 feet meets the City street code requirements for a limited residential access street. The proposed internal road section shows a paved width of 20 feet, 0.5-foot wide curbs, 8-foot wide landscaped planters, and 5-foot wide sidewalks.</i></p> <p><i>Concurrency: Staff recommends a transportation concurrency approval based upon a test of the citywide Transportation Plan, consideration of growth levels included in the LOS-tested Transportation Plan, payment of a Transportation Mitigation Fee, and an application of site specific mitigation (Exhibit 18).</i></p>
✓	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p>
Compliant if Conditions of Approval are Met	<p>Residential Lots: Pursuant to RMC 4-7-170 general requirements and minimum standards are provided for residential lots.</p> <p><i>Staff Comment: Access to the plat would be gained from SE 2nd Place via a new looped public street. Two dead end shared driveways would be extended from the new looped road to provide access to proposed Lots 11, 12, 38, 44, and Tract B. Proposed Lot 47 is proposed as a pipestem lot and proposed Lot 46 would be accessed directly from SE 2nd Place.</i></p> <p><i>Pipestem lots may be permitted for new plats to achieve the minimum density within in the R-4 zone when there is no other feasible alternative to achieving the minimum density. The applicant is attempting to maximize the allowed density in the zone therefore pipestem lots are not permitted within the proposed subdivision. Staff recommends, as a condition of approval, the applicant submit a revised plat plan depicting the elimination of the pipestem lot (Lot 47) within the subdivision. The applicant may submit an alternative plan which provides access to Lot 47 according to RMC 4-6-060, Street Standards. Should the revised plat plan result in an additional access easement/right-of-way dedication the applicant shall be required to submit a revised density worksheet demonstrating compliance with the density requirements of the R-4 zone. The revised plat plan, and density worksheet if needed, shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.</i></p> <p><i>Insofar as practical, side lot lines are at right angles to street lines or radial to curved street lines. The size, width, and shape of proposed lots meet the minimum area and width clustering requirements of the R-4 zone (see table under Finding 8). If all conditions of approval are met the orientation of all lots would be interior to the subdivision and would be considered appropriate for the type of development and use contemplated.</i></p>

6. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:	
✓	<p>Police and Fire: Police and Fire Prevention staff indicate that sufficient resources exist to furnish services to the proposed development; subject to the provision of Code required improvements and fees. A Fire Impact Fee, based on new single family lots, will be required in order to mitigate the proposal's potential impacts to City emergency services. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$479.28 per single family residence.</p>
✓	<p>Parks: It is anticipated that the proposed development would generate future demand on existing City parks and recreational facilities and programs. A Parks Impact Fee, based on new single family lots, will be required in order to mitigate the proposal's potential impacts to City parks and recreational facilities and programs. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$963.01 per single family residence and will increase to \$1,395.25 January 1, 2015.</p>
Compliant if Condition of Approval is Met	<p>Schools: It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Maplewood Elementary (0.4 miles from the subject site), McKnight Middle School (3.3 miles from the subject site) and Hazen High School (1.8 miles from the subject site). RCW 58.17.110(2) provides that no subdivision be approved without making a written finding of adequate provisions for safe walking conditions for students who walk to and from school and/or bus stops. Maplewood Elementary is within walking distance of the subject site while McKnight Middle and Hazen High schools would require future students to be transported to school via bus. The bus stop for McKnight Middle school is located at SE 2nd Place and 144th Ave SE. The bus stop for Hazen High School is located at Hoquiam Ave SE and SE 2nd Place (Exhibit 20).</p> <p>The applicant is proposing to provide street frontage improvements, including sidewalks, along the south side of the street for the frontage of the property (SE 2nd Place). To the east of the subject site there are no existing sidewalks on the south side of the street. On the north side of SE 2nd Place there are existing sidewalks to the east of the subject site. A safe walking route to Maplewood Elementary and bus stops for McKnight Middle and Hazen High schools would necessitate either the provision of a designated crosswalk across SE 2nd Place and/or the installation of the sidewalks on the south side of SE 2nd St, east of the subject property.</p> <p>Therefore, staff recommends a condition of approval requiring the applicant to either provide a designated crosswalk, across SE 2nd Place, to connect to the existing sidewalk on the north side of street. Alternatively the applicant may install designated walking path, on the south side of SE 2nd Place, east of the subject property to an existing SE 2nd place crosswalk, in order to provide a safe route to school/designated school bus stops. A safe route to school/designated school bus stops plan shall submitted to, and approved by the Current Planning Project Manager, prior to construction permit approval.</p> <p>A School Impact Fee, based on <u>new</u> single family lots, will also be required in order to mitigate the proposal's potential impacts to Renton School District. The fee is payable to the City as specified by the Renton Municipal Code at the time of building permit application. Currently the fee is assessed at \$5,455.00 per single family residence and would increase to \$5,541.00 on January 1, 2015.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p>The site is located within the Lower Cedar River drainage basin. The site currently receives</p>

drainage from properties to the north.

The applicant submitted a Preliminary Drainage Report prepared by Barghausen, dated June 2, 2014 (Exhibit 8). Based on the City's flow control map, this site falls within the Flow Control Duration Standard Forested site conditions area. The report states that the runoff from the proposed project would be collected and conveyed by a catch basin/pipe network to a detention/wet pond on the southern edge of the developed area. The proposed facility would then discharge into the onsite stream. The storm pond is designed per the 2009 King County Surface Water Design Manual as amended by the City of Renton.

The report states that the project should not pose significant negative impacts to the downstream drainage course and that Basic Water quality is required for the project.

However, staff received comments, from surrounding property owners, with respect to drainage concerns for the proposal and areas downstream (Exhibit 11). Severe erosion problems can be caused by conveyance system overflows or the concentration of runoff in erosion-sensitive open drainage features. Sedimentation due to development projects in the area has been a major problem in Maplewood Creek for decades. It is unclear if the potential for erosion/incision, caused by the proposed project, is sufficient enough to pose sedimentation hazard downstream. Therefore, the Environmental Review Committee issued a mitigation measure requiring that the final drainage report include more detail for the upstream, downstream, and potential erosion analysis.

Additionally, the Enhanced Basic water quality menu is intended to apply to all project sites that drain by surface flows to a fish bearing stream. Given there have been fish identified in the lower reach of the stream the Environmental Review Committee issued a mitigation measure requiring the applicant design the proposed drainage facility utilizing the Enhanced Basic water quality menu (Exhibit 21).

Finally, an existing administrative interpretation requires all drainage facilities be required to maintain up to a 15-foot vegetated buffer around drainage pond facilities (Exhibit 15). The provided landscape plan depicts the stream buffer along the east and north sides of the detention pond which contains existing vegetation to be retained in excess of 15-feet in width (Exhibit 3). The applicant is also proposing the retention of existing vegetation on the west and south sides of the proposed pond in order to meet tree retention requirements. Therefore, the proposal complies with CI-38 which requires up to a 15-foot landscape buffer around the proposed drainage facility.

The applicant shall be required to create a homeowners' association and maintenance agreement(s) for the shared utilities, stormwater facilities, and maintenance and responsibilities for all shared improvements of this development. A draft of the document(s) shall be submitted to Current Planning Project Manager for review and approval by the City Attorney and Property Services section prior to the recording of the final plat.

Water and Sanitary Sewer:

The proposed development is within the Water District 90's water service area. Water availability certificate from the Water District 90 was provided to the City during the land use application. Approved water plans from the Water District 90 are required to be provided during the utility construction plan review.

The site is located in the City of Renton sewer service area. There is existing 8 inch diameter sewer main pipe on SE 2nd Place. Extension of sewer main through the public streets, and individual side sewers to serve the individual lots will be required. The sewer main in

proposed Road A is required to be extended to the north property line abutting SE 2nd place.

The Conner Homes Sewer latecomers fee (LAC 0037) will be applicable on the project. The fee will be applicable for 8 units at the rate of \$5,714.44 for a total fee amount of \$45,715.52. The fee will be applicable at the time of issuance of the utility construction permit.

The Central Plateau Interceptor Special Assessment District fee (SAD) fee will be applicable on the project. The SAD fee rate when it was established in 2009 was \$351.95 plus interest per lot. As of 9/2/2014, the SAD fee rate per lot is \$446.44 plus additional interest per day of \$0.05111. The SAD fee rate that is current at the time of issuance of the utility construction permit will be due from the developer at the time the utility construction permit is issued.

J. RECOMMENDATIONS:

Staff recommends approval of the Copperwood Preliminary Plat, requested Street Modifications, and Critical Areas Exemption as depicted in Exhibit 2, subject to the following conditions:

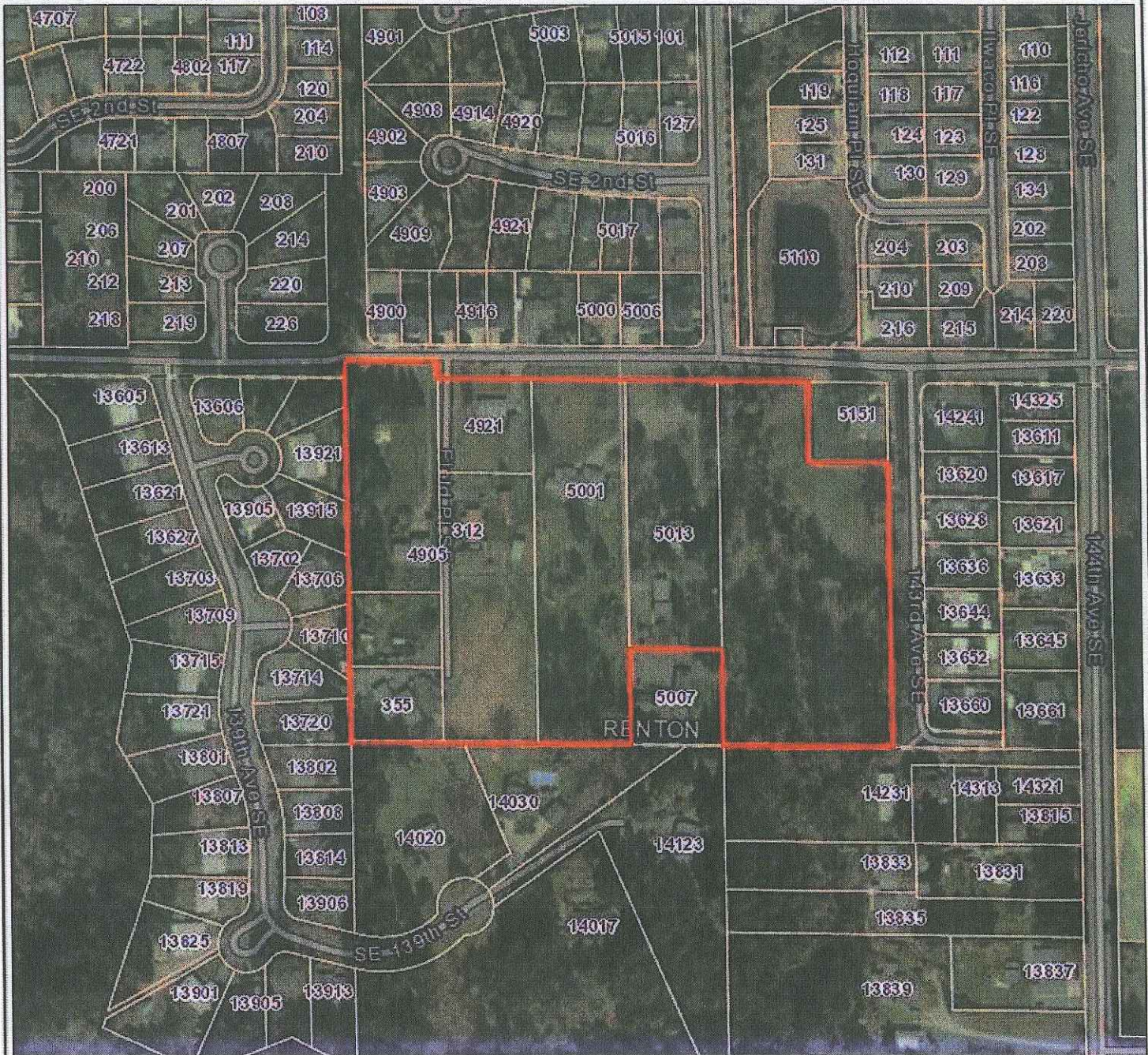
1. The applicant shall comply with the six mitigation measures issued as part of the Determination of Non-Significance Mitigated, dated September 15, 2014.
2. The applicant shall be required to record the Copperwood lot line adjustment (LUA14-000730) prior to Final Plat Recording.
3. Additional trees shall be planted within the provided 25-foot open space tract along the western border of the site, specifically the planting of additional trees to replace removed trees within the tract that have been considered dead, diseased or dangerous (Exhibit 13). Additionally, the applicant shall be required to plant two conifer trees, per lot, along the southern perimeter of the site. These shall be placed into an easement identifying the requirement for retention of the trees in perpetuity, if removed such trees shall be replaced at a 1:1 ratio. Such landscaping or landscape plus fencing shall be, at a minimum, 6-feet high at maturity and at least 50% sight-obscuring. Existing healthy mature trees which are located within the 25-foot wide open space tract shall be maintained and protected during construction unless determined by an Arborist that such tree is dead, diseased, or dangerous. A revised landscape plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
4. Open space tracts shall be shown and recorded on the face of the plat to be preserved in perpetuity.
5. All structures proposed for removal or relocation shall be demolished and/or relocated and all inspections complete prior to Final Plat approval.
6. The applicant shall be required to submit a revised landscape plan, depicting a 10-foot wide on-site landscape strip for all lots. The final detailed landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval. Such landscaping shall include a mixture of trees, shrubs, and groundcover as approved by the Department of Community and Economic Development.
7. The applicant shall eliminate access directly from SE 2nd Place for proposed Lot 46. As an alternative the applicant may provide shared access to Lot 46 via the internal looped road. The revised plat plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval. Should the revised plat plan result in an additional access easement/right-of-way dedication the applicant shall be required to submit a revised density worksheet with the revised plat plan demonstrating compliance with the density requirements of the R-4 zone.

8. The applicant shall submit a Final Stream Mitigation Plan for impacts (tight-lining of drainage system, trail, and buffer averaging) to the critical area buffer. The Final Mitigation Plan shall be submitted to, and approved by, the Current Planning Project Manager prior to utility construction permit approval. The applicant shall also establish a Native Growth Protection Easement over that part of the site encompassing the stream and buffer area and place fencing and signage along the outer buffer edge which would include the buffer edge along the west side of 143rd Ave SE.
9. The applicant shall revise the SE 2nd Place cross section to transition to the code required street standard (landscaping in between the sidewalk and the curb) at the eastern boundary of the Maplewood Creek buffer. The revised street cross section shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
10. The applicant shall be required to place a split rail fence along the eastern boundary of the critical area/open space tract adjacent to the modified 143rd Ave SE street.
11. The applicant shall be required to submit a Final Mitigation Plan demonstrating compliance with the discharge meets the requirements of the Storm and Surface Water Drainage Regulations (RMC 4-6-030); will not result in significant adverse changes in the water temperature or chemical characteristics of the stream; and there is no increase in the existing rate of flow (RMC 4-3-050C.5.d.i). The Final Mitigation Plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
12. The applicant shall submit a revised plat plan depicting the elimination of the pipestem lot (Lot 47) within the subdivision. The applicant may submit an alternative plan which provides access to Lot 47 according to RMC 4-6-060, Street Standards. Should the revised plat plan result in an additional access easement/right-of-way dedication the applicant shall be required to submit a revised density worksheet demonstrating compliance with the density requirements of the R-4 zone. The revised plat plan, and density worksheet if needed, shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.
13. The applicant shall provide a designated crosswalk, across SE 2nd Place, to connect to the existing sidewalk on the north side of street. Alternatively the applicant may designated walking path, on the south side of SE 2nd Place, east of the subject property to an existing SE 2nd place crosswalk, in order to provide a safe route to school/designated school bus stops. A safe route to school/designated school bus stops plan shall submitted to, and approved by the Current Planning Project Manager, prior to construction permit approval.
14. The applicant shall be required to create a homeowners' association and maintenance agreement(s) for the shared utilities, stormwater facilities, and maintenance and responsibilities for all shared improvements of this development. A draft of the document(s) shall be submitted to Current Planning Project Manager for review and approval by the City Attorney and Property Services section prior to the recording of the final plat.

EXPIRATION PERIODS:

Preliminary Plat Approval expires seven (7) years from the date of approval.

Aerial Photo



Notes

None



256 0 128 256 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

- Addresses
- Parcels
- 1st Floor
- 1st Floor
- 2nd Floor
- 1st Floor
- Other Buildings
- Buildings

- Museum
- Fire Station / EMS Station
- Airport Runway / Airfield
- Park
- Openspace
- Golf Course
- Greenhouse / Nursery
- Undeveloped Park
- Parking Lot Structure / Garage

City of **Renton**
Finance & IT Division

EXHIBIT 4

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WETLAND, FISH AND WILDLIFE HABITAT ASSESSMENT REPORT

COPPERWOOD RESIDENTIAL PLAT

REVISED JULY 2014

Soundview Consultants, LLC

EXHIBIT 5

RECEIVED

AUG 11 2014

CITY OF RENTON
PLANNING DIVISION

WETLAND, FISH AND WILDLIFE HABITAT ASSESSMENT REPORT

COPPERWOOD RESIDENTIAL PLAT

REVISED MAY 2014

Soundview Consultants, Inc.

EXHIBIT 6

GEOTECHNICAL REPORT

**Stuth Assemblage
SE 136th Street and 143rd Avenue SE
Renton, Washington**

Project No. T-6995



Terra Associates, Inc.

Prepared for:

**Quadrant Homes
Bellevue, Washington**

February 10, 2014

EXHIBIT 7

RECEIVED

APR 25 2014

**CITY OF RENTON
ENGINEERING DIVISION**

PRELIMINARY TECHNICAL INFORMATION REPORT

Plat of Copperwood (a.k.a. Stuth Property) Renton, Washington

Prepared for:
The Quadrant Corporation
14725 S.E. 36th Street, Suite 200
Bellevue, WA 98006

Revised August 11, 2014
June 2, 2014
Our Job No. 16834

EXHIBIT 8

RECEIVED

AUG 11 2014

CITY OF RENTON
PLANNING DIVISION



18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782 FAX
BRANCH OFFICES ♦ TUMWATER, WA ♦ LONG BEACH, CA ♦ ROSEVILLE, CA ♦ SAN DIEGO, CA
www.barghausen.com

Revised Traffic Impact Analysis

COPPERWOOD PLAT

Prepared for:
Quadrant Homes

July 2014

Prepared by:

 transpogroup

11730 118th Avenue NE, Suite 600
Kirkland, WA 98034-7120
Phone: 425-821-3665
Fax: 425-825-8434
www.transpogroup.com



CITY OF RENTON
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JUL 03 2014
BUILDING DIVISION

14004.01

Copperwood Parcel Information

Parcel Number	Address	Property Owner
152305-9170	4905 SE 2 nd PL	Colin T & Tina N Ury
152305-9221 & 9043	355 Field PL SE	Timothy P Milchaud
152305-9100	14021 SE 136 th ST	Phu Van Dang, Loretta Lo Hein T Dang & Ben P Tran
152305-9093	312 Field PL SE	Marvis M & Mary E Miller
152305-9066	5001 SE 2 nd PL	Richard E Stuth
152305-9201	5013 SE 2 nd PL	Scott A McMahonill & Robin Forsythe McMahonill
152305-9067	14217 SE 136 th ST	CBS Handley, LLC

Rocale Timmons

From: Karen Walter <KWalter@muckleshoot.nsn.us>
Sent: Wednesday, September 03, 2014 11:41 AM
To: Rocale Timmons
Subject: RE: Copperwood Preliminary Plat, LUA 14-000550, Notice of Application and Proposed MDNS

Rocale,

Thank you, their response adequately addresses our question # 4 regarding potential culvert modifications. The last outstanding issue is regarding stormwater treatment, question #3.

Karen Walter
Watersheds and Land Use Team Leader

*Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116*

From: Rocale Timmons [mailto:RTimmons@Rentonwa.gov]
Sent: Tuesday, September 02, 2014 11:37 AM
To: Karen Walter
Subject: FW: Copperwood Preliminary Plat, LUA 14-000550, Notice of Application and Proposed MDNS

Hello Karen,

Please see the response for the applicant regarding Question #4 and let me know if you have any other concerns or questions.

Thank you.

Rocale Timmons

From: Wayne Potter [mailto:wpotter@novastardev.com]
Sent: Tuesday, September 02, 2014 11:26 AM
To: Rocale Timmons
Cc: Sandy Bailey; Barbara Rodgers
Subject: FW: Copperwood Preliminary Plat, LUA 14-000550, Notice of Application and Proposed MDNS

Hi Rocale,

See below...Will Chris Jensen's e-mail below suffice for the Muckleshoot Tribe (i.e., question #4)? Please advise.
Thanks.

Wayne

G. Wayne Potter | Vice President | Novastar Development, Inc.
18215 72nd Ave. South, Kent, Washington 98032

EXHIBIT 11 . a

Ti Vuong
4916 SE 2nd PL
Renton, WA 98059

added to EG
yellow fill

June 24, 2014

Ms. Rocale Timmons – Senior Planning
CED-Planning Division
1055 S Grady Way
Renton, WA 98057

CITY OF RENTON
RECEIVED
JUN 25 2014
BUILDING DIVISION

Re: LUA14-000550, PP, ECF, MOD
Copperwood Preliminary Plat

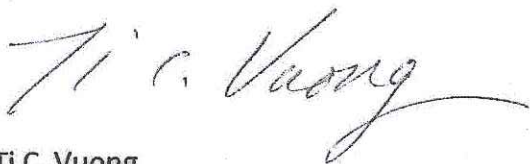
Ms. Timmons

Thank you for sending the Notice of Application and Proposed Determination of Non-significant-Mitigated (DNS-M) to my residence. After reading the notice, I have the following questions/concerns:

1. Taken into account of improvements (such streets, pond, etc.), I am concerned that the net acreage will make this development exceeds R-4 (or R4.4 as stated in the notice). I would to request a detailed calculation be made to ensure that no zoning laws are violated.
2. Although I am not sure what exemption the applicant is requesting regarding RMC 4-6-060 for street modification, I would like to bring a concern to the city. The north boundary of this project (along the south side of 2nd SE PL) is unimproved and including uneven ditches, covert drainage, etc. Currently, pedestrians have to walk along and on the street. This poses a safety hazard. This will become more critical as the project will more than double the dwellings for the area. A sidewalk with street lights along the entire north side of the project should be required as part of the improvement. This is very critical as this would be the only sidewalk that will allow children and pedestrians to walk from this development to the Maple Wood Height Elementary School without interruption. The north side of SE 2nd PL has a small strip of sidewalk which is too short and on the wrong side of the foot traffic.

Your effort to review these concerns would be greatly appreciated. You may also contact or communicated with me at 425-306-9064 or gmgotv@gmail.com.

Sincerely,



Ti C. Vuong

EXHIBIT 11.6

- Vo added to BG.
✓ Yellow Fill

June 24, 2014

CITY OF RENTON
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JUN 25 2014

City of Renton
Planning Division
1055 South Grady Way
Renton, Washington 98057

BUILDING DIVISION

Attention: Rocale Timmons, Senior Planner

Re: Copperwood Preliminary Plat

Dear Mr. Timmons:

I am writing in regards to the above Plat. I have owned a house next to the proposed Copperwood development for over 20 years. My property and those of my neighbors have a very high water table. If the developers bring in any fill to raise the grade of the property for the proposed Copperwood Plat especially in the Southwest side I have a fear that my septic system will fail. That area is now pasture and lays lower than the rest of the adjacent land. By raising the grade of the property water would not be able to flow below my drain field.

I am not against the development but fear there will be repercussions including but not limited to flooding of property and failure of septic systems if fill is brought on to the property.

I would also request that they install an eight foot fence along the southern border due to the fact that I have an in ground pool and by building 40 plus houses I can see it being a safety concern for children trying to enter my property to enter my pool.

Please keep me informed on the plans and any other information regarding the development of this property/plat. Please take into consideration the very high water table that exists on the southern border of the plat prior to making decisions regarding the development of this property.

Please contact me if you would like me to provide additional detailed information regarding the issues that currently exist when it rains in regards to the high water table.

Sincerely,

Matt Pilot
14030 SE 139th St
Renton, WA. 98059
Cell: 425-444-4031

EXHIBIT 11.C

POB 1d (V)

Rocale Timmons

From: Opshnl H <opshnl@yahoo.com>
Sent: Tuesday, July 01, 2014 7:56 AM
To: Rocale Timmons
Subject: Copperwood Preliminary Plat Project - #LUA14-000550

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Rocale,

Sorry for the late reply to the letter sent out, but I was out of town for work and am sifting through the pile of mail I came home to. My name is Jim Hageman and I live right across the street from the subject project and I have some questions about this.

But first, please put me on the correspondence list for further information. Here's our address:

4910 SE 2nd Place, 98059-4959

My question(s) regarding this project have to do with the general impacts this project will have on the neighborhood, good and bad. Reading the notice of application letter doesn't really say much in layman's terms of benefits and/or pitfalls for those around this development.

One specific item mentioned in the letter that is not explained is a mention that the applicant is requesting a street modification "...in order to eliminate the requirement for...rearrangement of required improvements for portions of SE 2nd Place." (my street) Can you expand on what this means? How can the applicant do anything at all to 'eliminate the requirement'? If its a requirement, doesn't it remain a requirement? I really don't know what this means and am looking for some explanation.

EXHIBIT 11.d

LUA14-000550

Rocale Timmons

From: Kelly Randall <islandgirl4@gmail.com>
Sent: Tuesday, July 22, 2014 9:13 PM
To: Rocale Timmons
Subject: Proposed short plat Copperwood

Hello

My name is Kelly Randall and I live at 5010 SE 2nd st, 1 block North of the proposed Copperwood Development. BAD IDEA!!! I have lived up here for most of my life, and though I understand doing some developing, that short plat is ridiculous. That ravine has been protected forever and putting nearly 50 houses there is not in the best interest of our environment nor our community. I cannot believe you have approved this.

I am going on record in saying I am against it, no matter how it's proposed to me... Hoping it's not too late to stop it.

Regards,

Kelly Randall
206.355.0445

EXHIBIT 11.e

Rocale Timmons

From: willits_r@comcast.net
Sent: Monday, August 18, 2014 6:39 AM
To: Rocale Timmons
Subject: Traffic and Copperwood Preliminary Plat/LUA14-000550

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Rocale. My name is Rob Willits and my neighbors and I are very concerned about the intersection at SE 2nd Place and 139th Ave SE. I grew up on 139th Ave and now own the home that my parents bought back in 1967 so I know this neighborhood very well. This particular intersection has always been dangerous, but do to low traffic volumes there have not been many incidents. Leaving our neighborhood, if you look to the left there is a blind corner and if you look to the right there is a hill. So even if you are cautious you cannot be sure that no traffic is coming. This new proposed development, Copperwood, will only increase traffic through this area and make this intersection even more dangerous. I'm sure that you are looking at all aspects of this development and I hope this intersection gets some attention. I've talked with at least a half dozen of my closest neighbors and we would all like to see a 3 way stop implemented for our safety. Thanks for your time and consideration.

Rob Willits
13905 SE 136th Place
Renton, WA 98059
206-261-3880

EXHIBIT 11 f

City Council of Renton Washington, Planning Commission and the Hearing
Examiner

John and Riena Bulow

13915 136th place S.E.

Renton WA 98059

Proposal job # 16834

Copperwood plat.

Developer Quadrant homes.

- We currently reside in a single family resident house on the border of the proposed development being considered by the planning commission of Renton WA.
- We ask that fast growing privacy trees, preferably Evergreens, be planted south of tree # 28 and continue adjacent to the wood fence of our property line (PARCEL 327815-0280)
- We would ask the board to please consider the impact of privacy and noise that undoubtedly will occur when a tract of new homes is constructed directly adjacent to our back yard fence
- We ask for the aforementioned trees to be planted so that our standard of privacy and to a lesser degree, a minimal amount of seclusion may still be maintained, as is the reason we purchased and currently raise our family in this neighborhood.
- Evergreen trees grow to a height of 25 feet and being relatively maintenance free would offer the best and less costly solution to the concerns addressed above

EXHIBIT 11.9

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CITY OF RENTON
PLANNING DIVISION

Traffic Impact Analysis

COPPERWOOD PLAT

Dated May, 2014

The Traffic Impact Analysis prepared for COPPERWOOD PLATT estimates that sixty (60) percent of all new traffic created by the proposed housing development will utilize SE 2nd PL. west of the development for egress and ingress according to the data shown in Figure 6 of the subject Traffic Analysis. The Analysis totally fails to address the traffic impacts of this sixty percent of the increased traffic resulting from the building of COPPERWOOD. The Traffic Impact Analysis needs to be revised to address the traffic impacts that will result from the estimated 240 additional vehicle trips per day along SE 2nd PL. west of the COPPERWOOD PLATT.

The intersection of SE 2nd PI and SE 139th Ave needs to be included in the Traffic Impact Analysis due to the existing safety issues related to impaired visibility. There is a vertical rise in SE 2nd PI immediately east of the subject intersection of approximately eight (8) feet, cresting at a location thirty (30) feet to the east of where SE 140th Ave. tees into SE 2nd PL. This elevation increase on 2nd PI SE going East from the intersection with SE 139th Ave severely limits the visibility of oncoming cars traveling West on SE 2nd PL. The west bound traffic on SE 2nd PL. is frequently traveling 35 to 40 mph instead of the posted 25 mph. The additional west bound traffic on SE 2nd PL. resulting from the development of COPPERWOOD will further increase the safety risks for those of us who frequently turn left from SE 139th Ave. onto SE 2nd PL.

There is an additional safety related issue with the narrow 90 degree corner of SE 2nd PI and SE 138th Ave (Duvall Ave. SE). A large portion of the traffic coming south on Duvall cuts across this corner to the inside lane at higher than appropriate speed for this corner. Since there is essentially no visibility of oncoming traffic for cars approaching this corner on SE 2nd PI headed west, it would be much safer if oncoming traffic would remain in their designated lanes through this corner. I realize that Renton has recently (within the last week) repainted a double yellow centerline around this corner but I observed today that a number of cars continue to cut across to the inside lane while taking this corner at excessive speed. Additional measures are required to cause cars to remain in their correct lanes to reduce the likelihood of head on collisions just east of this corner. This existing hazard will be aggravated by the increased volume of traffic that will result from the construction of COPPERWOOD.

There are currently more traffic congestion problems at the intersection of NE 4th St and Duvall Avenue SE. than the intersection of NE 4th ST. and Jericho Avenue SE. which is included in the Traffic Impact Analysis. Recent increases in traffic going north on Duvall are resulting in long lines of cars (10 to 12 cars) waiting for the light on the South side of NE 4th St. This line of cars waiting for the light blocks the entrance from Duvall to the Dairy Queen which is located on the SE corner of NE 4th St. and Duvall. When cars traveling South on Duvall are not able to make the left turn into the Dairy Queen driveway due to the long line of cars waiting for the light in the northbound lane, traffic backs up into the intersection of SE 4th St and Duvall Ave. SE. I believe a Traffic Impact Analysis of the intersection of NE 4th ST. and Duvall Avenue SE should be added to this Traffic Impact Analysis.

EXHIBIT 11.h

RECEIVED
AUG 29 2014
CITY OF RENTON
PLANNING DIVISION

Preliminary Technical Information Report

Plat of Copperwood

Section 3.0 Off-Site Analysis TASK 3 FIELD INSPECTION Paragraph 3.1 Conveyance System Nuisance Problems (Type 1) and paragraph 3.2 Severe Erosion Problems (Type 2)

Nearly all of Maplewood Creek Tributary 0303 downstream of the proposed Copperwood Development is within King County as has been this development site until quite recently. Complaints about conveyance nuisance problems and existing severe Erosion problems are likely recorded with King County and not with the City of Renton. To only review City of Renton reports of downstream erosion problems for Maplewood Creek Tributary 0303 does not identify the longstanding problems known to King County. King County records of erosion problems of Maplewood Creek Tributary 0303 should be reviewed and acknowledged in this report.

Attached to this email is a series of pictures I took during this past week of some of the erosion damage that has recently occurred on the portion of Maplewood Creek Tributary 0303 that passes through my property. My property begins just downstream of the nearly ninety degree turn that Maplewood Creek makes from a generally north-south direction as it passes through the Copperwood Plat to a westerly direction a short distance south of the Plat as shown on the maps included in the subject report. Along this nearly six hundred feet of Maplewood Creek streambed that I own there have recently been a number of large evergreen trees topple over due to washing out the soil under these trees along the creek bed. One large cedar tree recently fell in a southerly direction from the north edge of the creek into the back yard of the house at the top of the ravine missing the roof only by a few feet. The large root ball of this tree remains in the stream bed partially blocking the stream flow. I believe this report should be revised to acknowledge there are serious erosion problems currently existing below the proposed development site.

Thank you for your consideration of this issue.

Russell Berg

14017 SE 139TH St.

Renton WA. 98059

EXHIBIT 11.i

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SEP 02 2014

CITY OF RENTON
PLANNING DIVISION

City of Renton

Rocale Timmons
Senior Planner

Subject : CopperWood Plat

CITY OF RENTON
RECEIVED
SEP 02 2014

Rocale Timmons

BUILDING DIVISION

Thank you for the update: Liz Ellis Menzel President of the MapleWood Heights Home Owners Association.

Rocale these are a few concerns of our community, over the last few years due to progress, we have experienced the changes with all the many new developments around us. All these many projects have drainage that goes into Maple Creek.

These many projects have cut hundreds of trees, we realize they have retention ponds with slow release, but as to the CopperWood Plat not only are they removing trees, the retention pond is only 75 ft from the upper end of the canyon connecting with Maple Creek. We have pictures that show the water flow of last April at an all time high, which is a big concern to all the property along the bluff above Maple Creek canyon.

The hill sides have had many varied slides this last year and is a concern with the water increasing, not only from all the developments but the fact that this area has thousands of under grounds springs as historically the area has had some serious slides. The holding ponds will not contain or direct any of the under ground springs.

In a strong storm season we are very concerned with the water flow of the holding ponds and what will happen in extreme cases,

when the retention ponds can't handle the extreme over flow and the water rises in in the canyon causing deterioration to the creek bed and sides only to make slides even more possible, putting homes along the canyon in danger of serious property damage or loss of a home. This project could be the one to break the back of the homes on the canyon edge, how will you protect Maple Creek

We realize we are in unincorporated King County and this is a Renton Annexed Plot but we would like some clarity and assurance these concerns are addressed.

Note: Neighbors have said they used to hear the creek from their homes but now they can see the creek, the canyon is changing and the water flow is rising.

Thank You

Sincerely Liz Ellis Menzel
President of MapleWood Heights

EXHIBIT 11.j

COPPERWOOD RESIDENTIAL PLAT - STREAM BUFFER AVERAGING

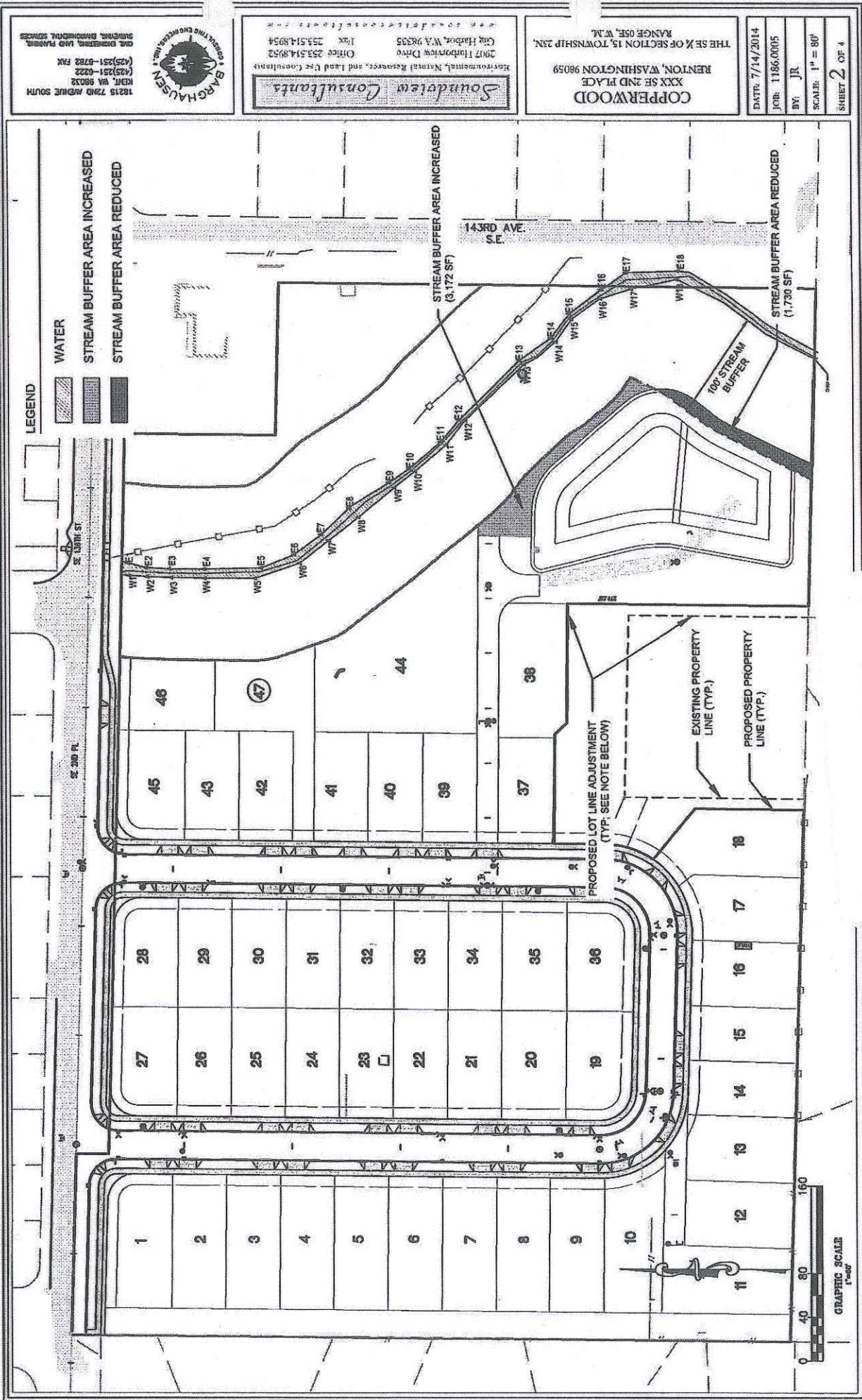


EXHIBIT 12

WASHINGTON FORESTRY CONSULTANTS, INC.

FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



W F C I

360/943-1723
FAX 360/943-4128

1919 Yelm Hwy SE, Suite C
Olympia, WA 98501

- Tree Protection Plan-

Copperwood Project

SE 2nd Place
Renton, WA

Prepared for: Wayne Potter
Barghausen Consulting Engineers, Inc.

Prepared by: Washington Forestry Consultants, Inc.

Date: August 8, 2014

RECEIVED

AUG 11 2014

CITY OF RENTON
PLANNING DIVISION

Introduction

Quadrant Homes is planning to construct a new 47 lot subdivision on approximately 12.68 acres at SE 2nd Place in Renton, WA. The proponent has retained WFCI to:

- Evaluate the health and long-term survival potential for trees 6 inches diameter at breast height (DBH) and larger within the buildable area of the site and make recommendations for retention, protection, and necessary cultural care.
- Prepare a list of all trees with their corresponding size, condition and potential for retention, along with their minimum root protection zone required if they are to be saved.
- Complete required tree retention calculations as per the City of Renton ordinance Section 4-4-130.
- Evaluate soils with respect to impacts on tree growth and stability.

Observations

Methodology

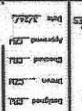
WFCI has evaluated trees 6 inches diameter at breast height (DBH) and larger in the proposed project area, and assessed their potential to be incorporated into the new project.

The tree evaluation phase used methodology developed by Nelda Matheny and Dr. James Clark in their 1998 publication Trees and Development: A Technical Guide to Preservation of Trees During Land Development.

TWP. 23 N, RGE 5 EAST, W. M.
CITY OF PENTON KING COUNTY STATE OF WASHINGTON

Sl. No.	Date	By	Out	Room	Provider
2	27/08/14	CU	CU	CU	REVISED TRACT A & B DUE TO CLASS 2 STREAM REFORMATION
1	30/08/14	CU	CU	CU	REVISED TRACT FOR TRACT B & NOTE ON SHEET 2 OF 6

20



16834

* NOTE: SELECTED TREE REMOVAL FOR DEAD, DECAYED, & DAMAGED TREES PROPOSED.
PLEASE REFERENCE TREE PROTECTION PLAN/REPORT
PREPARED BY WASHINGTON FORESTRY CONSULTANTS,
INC. DATED MAY 26, 2014.

FOR NEMANO, FISH AND WILDLIFE HUSBANDRY
ASSESSMENT REPORT PREPARED BY
CONSULTANTS

FIRST NATURAL FISH PASSAGE BARRIER (SEE REMOVED WETLAND FISH AND WILDLIFE)

HABITAT ASSESSMENT PREPARED BY
A SOUNDVIEW CONSULTANTS, LLC DATED MAY 2014)

— — — — —

100

—CLASS 2 STUDENT
(SOUTH OF FISH BARNER)

1

SE 138TH ST.

—

PL AREA 1-1-1

—

EXHIBIT 14



Department of Community and Economic Development
Development Services Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION

MUNICIPAL

CODE SECTIONS: RMC 4-6-030 Drainage (Surface Water) Standards

REFERENCE: N/A

SUBJECT: Landscaping, fencing, pond slopes, and other standards for stormwater tracts and easements and ownership and maintenance responsibility for stormwater facilities.

BACKGROUND: The current drainage code (RMC 4-6-030) references the current King County Surface Water Design Manual (KCSWDM) for compliance with stormwater standards. Requirements for landscaping in stormwater facility tracts are included in Section 5.3.1.1 of the 2009 KCSWDM as amended by the City of Renton. Section 5.3.1.1 of the KCSWDM restricts planting in berms that impound water or within 10 feet of any structure.

Requirements for pond geometry and side slopes are listed in Section 5.3.1.1 of the 2009 KCSWDM, as amended by the City of Renton. Adopted standards allow for the side slopes of an open detention or water quality treatment facilities (pond, wetpond, stormwater wetland, etc) to be steeper than 3:1 if a fence is provided along the wall and/or around the emergency overflow water surface elevation. This standard is resulting in facilities that are difficult to maintain, expensive in labor and materials for maintenance, and create a safety hazard to the maintenance crews.

Fencing requirements are also standardized in section 5.3.1.1 of the 2009 KCSWDM, as amended by the City of Renton. A fence is required to discourage access to the stormwater pond, prevent litter, allow efficient maintenance, and in consideration of worker and public safety.

JUSTIFICATION: Recognizing that requirements for landscaping and tree planting contribute to the aesthetics and value of new surface water installations while needing to ensure proper functionality and maintenance of facilities, both the Department of Public Works and the Department of Community and Economic Development desire to clarify standards



**Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**MUNICIPAL
CODE SECTIONS:**

RMC 4-2-110D.10 Conditions Associated with Residential Development Standards and CI-38 Stormwater Fencing.

REFERENCE:

N/A

SUBJECT:

Modification of Conditions Associated with Development Standards for Small Lot Cluster Developments in the R-4 zone.

BACKGROUND:

RMC 4-2-110D.10 provides options for reducing the permanent open space requirement for small lot clusters from 30 percent of the project site to 20 percent. One of the options provided includes the enhancement of stormwater ponds as follows: "Stormwater ponds are designed to eliminate engineered slopes requiring fencing and enhanced to allow passive and/or active recreation." CI-38 requires that all stormwater ponds be fenced.

JUSTIFICATION:

The purpose of the small lot cluster regulations is to allow an opportunity for development on a site to occur within the R-4 zone, while providing a significant amount of permanent "significant open space." In exchange for the provision of open space, the applicant is granted the ability to use certain R-8 development standards for approved R-4 clustered development.

Criterion is provided under RMC 4-2-110D.10 to allow for the reduction of the permanent open space requirement from 30 percent to 20 percent. One of the criterion is the designing of stormwater ponds to eliminate engineered slopes that require fencing. Additionally, the stormwater pond would be required to be enhanced to allow for passive and/or active recreation. However, CI-38 requires that all stormwater ponds be fenced, therefore precluding any stormwater pond from complying with this criteria used to justify a reduction to the amount of permanent open space required.

In addition, it is unclear as to whether the area within the stormwater detention tract may be counted towards the "permanent open space"

EXHIBIT 16



**Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

MUNICIPAL

CODE SECTIONS: RMC 4-11-030 Definitions C and 4-11-120 Definitions L.

REFERENCE: N/A

SUBJECT: Lot Cluster Duplicate Definitions

BACKGROUND: There are two definitions for cluster development found in Chapter 11 Definitions of the Renton Municipal Code (RMC). One is found under RMC 4-11-030 Definitions C and reads as follows: "**CLUSTER, RESIDENTIAL:** The placement of more than one building envelope on a single lot or parcel of land for the purpose of constructing single family residential dwelling units in either attached or detached construction arrangement, and where the property ownership outside the building envelopes is commonly held by all single family dwellings on that lot or parcel of land." The other is found under RMC 4-11-120 Definitions L and reads as follows: "**LOT, SMALL CLUSTER:** A cluster of small lots in new plats that are designed to provide a transition and buffer between uses in the R-4 Zones. Small cluster lots are allowed in the R-4 Zone when located within six hundred feet (600') of abutting and contiguous properties in the Residential Single Family land use designation of the Comprehensive Plan and are part of a development that includes a significant open space area equal to at least twenty percent (20%) of a site."

The definition of "Cluster, Residential" conflicts with the City's adopted Permitted Use Table found under RMC 4-2-060 and the Residential Development Standards found under RMC 4-2-110A which do not permit the construction of *attached* single family residences nor the construction of *multiple* single family dwellings on an individual lot. The definition of "Lot, Small Cluster" implies that clustering is permitted only within the R-4 Zone, which conflicts with the Residential Development Standards where standards for cluster development are provided in the R-1 as well as R-4 Zones.

JUSTIFICATION: To avoid confusion, the definitions on cluster development should be consolidated into one definition and the definition should be consistent with other adopted standards and regulations.



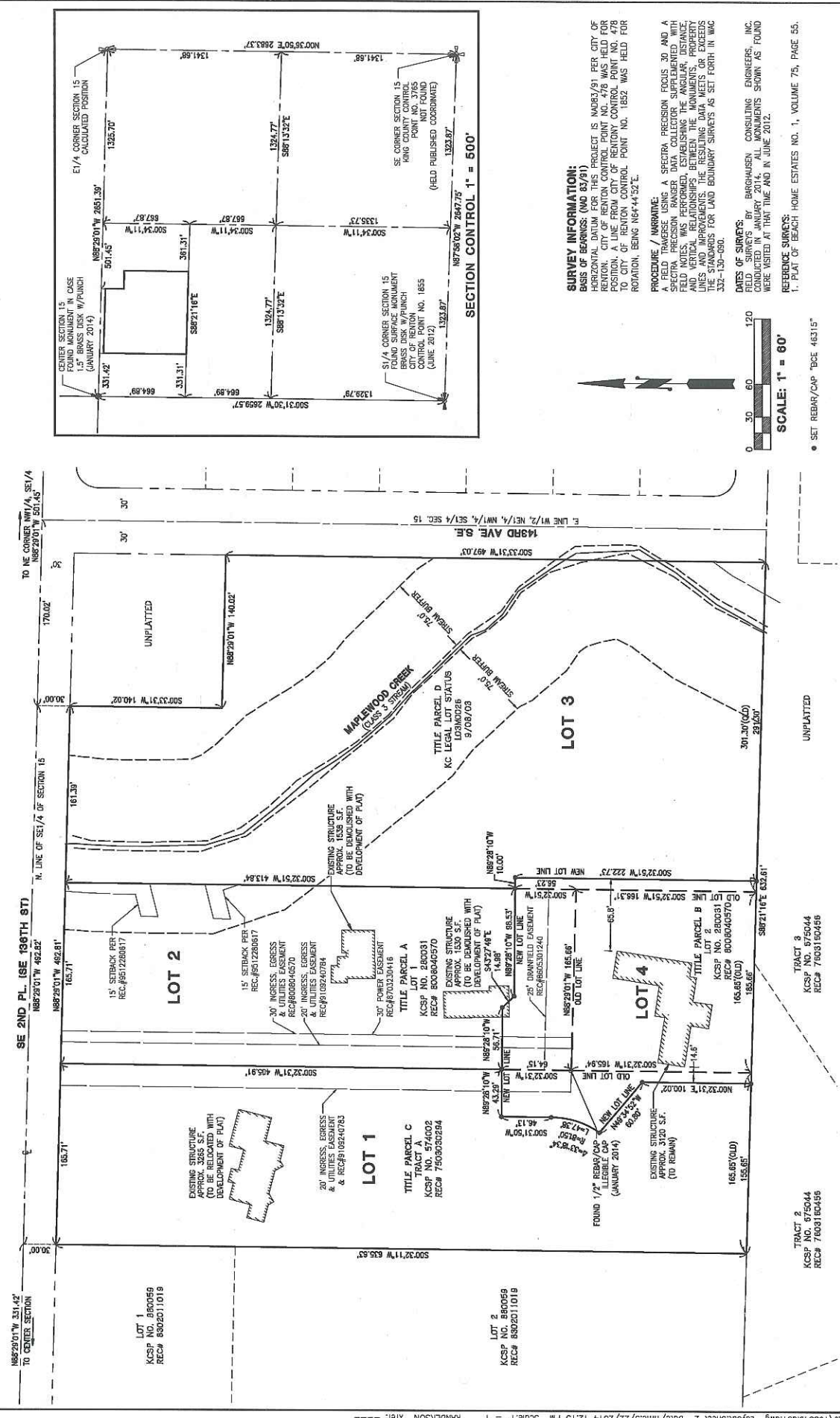
CITY OF RENTON
LOT LINE ADJUSTMENT NO.

RECORDING NO.

VOL./PAGE

PORTION OF

NW1/4 OF SE1/4 SEC. 15, T23N, R5E, W.M.,
CITY OF RENTON, KING COUNTY, WASHINGTON



OLD LOT AREAS:	
TITLE PARCEL A:	77,873 SQ. FT.
TITLE PARCEL B:	127,215 SQ. FT.
TITLE PARCEL C:	15,245 SQ. FT.
TITLE PARCEL D:	172,245 SQ. FT.
NEW LOT AREAS:	
LOT 1:	98,889 SQ. FT.
LOT 2:	68,128 SQ. FT.
LOT 3:	170,019 SQ. FT.
LOT 4:	43,913 SQ. FT.

BARGHAUSEN ENGINEERING, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES



COPPERWOOD LOT LINE ADJUSTMENT			
DWN. BY	KMA	DATE	5/22/14
CHKD. BY	BDC	SCALE	1" = 60'
JOB NO.	18E34	SHEET	2 OF 3

EXHIBIT 19

SURVEY INFORMATION:

BASIS OF BEARINGS (NAD 83/91)
THE SURVEY FOR THIS PROJECT IS BASED ON THE CITY OF RENTON CONTROL POINT NO. 478 WAS HELD FOR POSITION. A LINE FROM CITY OF RENTON CONTROL POINT NO. 478 TO CITY OF RENTON CONTROL POINT NO. 1852 WAS HELD FOR ROTATION, BEING N64°44'52"E.

PROCEDURE / METHOD
A FIELD SURVEY WAS CONDUCTED USING A SPECTRA PRECISION FOCUS 30 AND A SPECTRA PRECISION RANGER DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES. THE SURVEY WAS PERFORMED ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES, AND THE ADJACENT MONUMENTS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-050.

DATES OF SURVEYS
THE SURVEY FOR THIS PROJECT WAS CONDUCTED IN JANUARY 2014. ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME AND IN JUNE 2012.


REFERENCE SURVEYS:

- 1. PLAT OF BEACH HOME ESTATES NO. 1, VOLUME 75, PAGE 55.
- 2. SET REBAR/CAP "BCE 46315"

M E M O R A N D U M

DATE: September 30, 2014

TO: Rocale Timmons, Senior Planner

FROM: Steve Lee, Development Engineering Manager 

SUBJECT: Traffic Concurrency Test – Copperwood Preliminary Plat;
File No. LUA14-000550, ECF, PP, MOD

The applicant is requesting SEPA Environmental Review, Preliminary Plat approval, and a street modification for a 47 lot subdivision. The subject property is a collection of eight parcels located on the south side of SE 2nd Place between Field Place SE and Hoquiam/143rd Ave SE. The 47 lots would result in a density of 4.44 dwelling units per acre. Access to the plat would be gained from SE 2nd Place via a new looped public street. The proposal includes 1,226 linear feet of public roadway (with utilities) improvements in order to provide access to proposed lots. The proposed development would generate approximately 390 net new daily trips. During the weekday AM peak hour, the project would generate approximately 31 net new trips (8 inbound and 23 outbound). During the weekday PM peak hour, the project would generate approximately 41 net new trips (26 inbound and 15 outbound). The proposed project passes the City of Renton Traffic Concurrency Test per RMC 4-6-070.D as follows:

Traffic Concurrency Test Criteria	Pass
Implementation of citywide Transportation Plan	Yes
Within allowed growth levels	Yes
Project subject to transportation mitigation or impact fees	Yes
Site specific street improvements to be completed by project	Yes
Traffic Concurrency Test Passes	

Evaluation of Test Criteria

Implementation of citywide Transportation Plan: As shown on the attached citywide traffic concurrency summary, the city's investment in completion of the forecast traffic improvements are at 130% of the scheduled expenditure through 2013.

Within allowed growth levels: As shown on the attached citywide traffic concurrency summary, the calculated citywide trip capacity for concurrency with the city adopted model for 2014 is 96,940 trips, which provides sufficient capacity to accommodate the 390 additional trips from this project. A resulting 96,550 trips are remaining.

Project subject to transportation mitigation or impact fees: The project will be subject to transportation impact fees at time of building permit for each new single family residence.

Site specific street improvements to be completed by project: The project will be required to complete all internal and frontage street improvements for the plat prior to recording. Any additional off-site improvements identified through SEPA or land use approval will also be completed prior to final occupancy.

Background Information on Traffic Concurrency Test for Renton

The City of Renton Traffic Concurrency requirements for proposed development projects are covered under Renton Municipal Code (RMC) 4-6-070. The specific concurrency test requirement is covered in RMC 4-6-070.D, which is listed for reference:

D. CONCURRENCY REVIEW PROCESS:

1. Test Required: A concurrency test shall be conducted by the Department for each nonexempt development activity. The concurrency test shall determine consistency with the adopted Citywide Level of Service Index and Concurrency Management System established in the Transportation Element of the Renton Comprehensive Plan, according to rules and procedures established by the Department. The Department shall issue an initial concurrency test result describing the outcome of the concurrency test.

2. Written Finding Required: Prior to approval of any nonexempt development activity permit application, a written finding of concurrency shall be made by the City as part of the development permit approval. The finding of concurrency shall be made by the decision maker with the authority to approve the accompanying development permits required for a development activity. A written finding of concurrency shall apply only to the specific land uses, densities, intensities, and development project described in the application and development permit.

3. Failure of Test: If no reconsideration is requested, or if upon reconsideration a project fails the concurrency test, the project application shall be denied by the decision maker with the authority to approve the accompanying development activity permit application.

The Concurrency Management System established in the Transportation Element on page XI-65 of the Comprehensive Plan states the following:

Based upon the test of the citywide Transportation Plan, consideration of growth levels included in the LOS-tested Transportation Plan, payment of a Transportation Mitigation Fee, and an application of site specific mitigation, development will have met City of Renton concurrency requirements.

**ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE
- MITIGATED (DNS-M)**

PROJECT NUMBER: LUA14-00550, ECF, PP, MOD
APPLICANT: Barbara Rodgers, Quadrant Corp
PROJECT NAME: Copperwood Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting SEPA Environmental Review, Preliminary Plat approval, and a street modification for a 47 lot subdivision. The subject property is a collection of eight parcels located on the south side of SE 2nd Place between Field Place SE and 143rd Ave SE. The applicant is requesting a concurrent Lot Line Adjustment (LUA14-000730) to three of the subject parcels, and an abutting parcel, in order to define the Preliminary Plat boundaries. The resulting 12.68-acre site is located within the Residential-4 dwelling units per acre (R-4) zoning classification. The 47 lots would result in a density of 4.44 dwelling units per acre. The applicant is proposing a small lot cluster due to critical areas on site for which R-8 development standards would be applied. Lot sizes would range from 4,996 square feet to 19,429 square feet. In addition to the 47 lots, 5 tracts are proposed for sensitive areas, storm drainage, open space and access. Access to the plat would be gained from SE 2nd Place via a new looped public street. The site currently contains six single family residences and several detached structures all of which all would be removed with the exception of one residence to be relocated to the proposed Lot 44. The site contains a Class 2/Class 3 stream (Maplewood Creek) and critical slopes (exceeding 40%). A stormwater pond is proposed within Tract B which would discharge into Maplewood Creek.

PROJECT LOCATION: 4921 SE 2nd Pl
LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on October 3, 2014. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.